184.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,300 / 854,300
					USE VALUE:	854,300 / 854,300
					ASSESSED:	854,300 / 854,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
384		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIAS JEFFREY A/ANGELA L
Owner 2:	
Owner 3:	
Street 1:	384 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURACA BRENDA J -
Owner 2:	-
Street 1:	384 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2527 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6275.000	428,100	400	425,800	854,300
Total Card	0.144	428,100	400	425,800	854,300
Total Parcel	0.144	428,100	400	425,800	854,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.07 | /Parcel: 338.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123618

GIS Ref

GIS Ref

Insp Date 08/11/18

!14291!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,100	400	6,275.	425,800	854,300	854,300	Year End Roll	12/18/2019
2019	101	FV	315,500	400	6,275.	425,800	741,700	741,700	Year End Roll	1/3/2019
2018	101	FV	314,700	400	6,275.	358,900	674,000	674,000	Year End Roll	12/20/2017
2017	101	FV	314,700	400	6,275.	328,500	643,600	643,600	Year End Roll	1/3/2017
2016	101	FV	314,700	400	6,275.	279,800	594,900	594,900	Year End	1/4/2016
2015	101	FV	307,300	500	6,275.	243,300	551,100	551,100	Year End Roll	12/11/2014
2014	101	FV	274,300	500	6,275.	225,100	499,900	499,900	Year End Roll	12/16/2013
2013	101	FV	272,300	500	6,275.	214,100	486,900	486,900		12/13/2012

PRINT

Date	Time
12/11/20	04:09:17

LAST REV

Date	Time
11/30/20	13:32:04
jorourke	
14291	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURACA BRENDA J	46685-86		12/19/2005		450,000	No	No		
MURACA RAFFAEL	38519-77		3/26/2003	Family		No	No		
	16719-360		1/1/1986		156,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	142	Addition	200,000	O				
9/27/2013	1438	Manual	2,219	C				
6/11/2013	838	Addition	181,735					
7/12/2012	866	Manual	29,995					6.24kW pv solar pa
8/25/2003	729	Siding	18,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	CC	Chris C
4/10/2014	Measured	PC	PHIL C
1/27/2014	Info Fm Prmt	EMK	Ellen K
7/12/2013	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	189	PATRIOT
3/28/2006	MLS	MM	Mary M
6/21/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6275		Sq. Ft.	Site		0	70.	0.97	7									425,774						425,800	

Total AC/HA: 0.14405 | Total SF/SM: 6275 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 425,774 | Spl Credit | Total: 425,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	1	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14365304
Const Adj.:	1.00218070
Adj $ / SQ:	143.268
Other Features:	112536
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479978
Depreciation:	51838
Depreciated Total:	428140

COMMENTS

extra sink and jaq. tub in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1			HB 1				

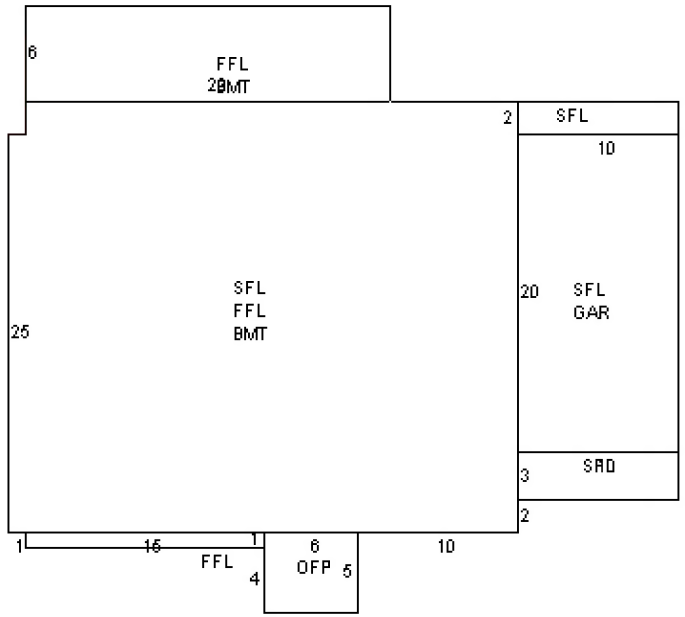
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.27
Special Features:	0	Val/Su Net:	127.52
Final Total:	428100	Val/Su SzAd	201.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,112	143.270	159,314
FFL	First Floor	1,015	143.270	145,417
BMT	Basement	1,000	55.870	55,875
GAR	Garage	200	27.560	5,512
OFP	Open Porch	30	44.100	1,323

Net Sketched Area:	3,357			Total:	367,441
Size Ad	2127	Gross Are	3357	FinArea	2527

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1970	4.85	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400